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ANNUAL REPORT  
OF THE  
BUILDING DEPARTMENT

YEAR ENDING DECEMBER 31, 1969.

BOSTON, MAY 1, 1970.

HON. KEVIN H. WHITE,  
*Mayor of Boston.*

SIR:

In accordance with the provisions of Section 115, Chapter 479, of the Acts of 1938, as amended, I submit herewith a brief report of the activities of the Building Department during the year 1969.

RICHARD R. THUMA, JR.,  
*Building Commissioner.*

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1969

## DEPARTMENT ORGANIZATION

The Building Department was established by Chapter 280 of the Acts of 1871,

“An Act to Provide for the Regulation and Inspection of Buildings, the More Effectual Prevention of Fire and the Better Protection of Life and Property in the City of Boston,”

and came into being on October 2, 1871.

This act, with various revisions and amendments, controlled the erection and alteration of buildings and related matters until July 16, 1892, when it was superseded by Chapter 419 of the Acts of 1892. This act, although amended from time to time, remained in effect until August 1, 1907, when it was superseded by Chapter 550 of the Acts of 1907, which remained as the Building Law of the City of Boston until 1943.

The present Building Code, Chapter 479 of the Acts of 1938 as amended,

“An Act for the Codification, Revision and Amendment of the Laws Relative to the Construction, Alterations, and Maintenance of Buildings and Other Structures in the City of Boston,”

was passed by the Legislature on June 27, 1938, with the provision that it take effect upon its acceptance by the Boston City Council. Acceptance by the Council was delayed pending granting by the Legislature to the Council authority to make revisions in the law as passed by the Legislature. This authority was granted by Chapter 217 of the Acts of 1938; Whereupon the Council proceeded to hold a series of public hearings on proposed amendments submitted by architects, builders, property owners, and various civic organizations. As a result of these hearings numerous amendments to the act were accepted by the Council, and on May 10, 1943, Part 1 to 25 of the act were approved. Parts 26 to 32 were approved by the Council on December 21, 1943. Part 33, “War Provision,” and Part 34, “Fall-out Shelters,” were added by later amendments. Since 1943 the code has undergone several minor and three major amendments or revisions. Part 23, “Live and

Dead Loads," Part 28, "Steel and Iron," and Part 29, "Excavations and Foundations," have been completely revised, updated, and rewritten, and are incorporated in recent reprints of the code. Part 25, "Wood," Part 26, "Reinforced Concrete," and Part 27, "Precast Gypsum Concrete," are now undergoing revision and updating.

The Building Code places upon the Building Department the duty of inspecting the erection, alteration, repair, moving, or demolition of all buildings or structures, except those specifically exempted by Section 107 of the code, and the issuance of permits therefor. The department also issues permits for and inspects the installation, repair, replacement, or extension of all utilities such as plumbing, gas fitting, electrical work, elevators, fire-extinguishing apparatus, engines, dynamos, generators, boilers, heaters, ovens, and other heat-producing apparatus governed by the code.

The department administers the zoning regulations formulated and adopted by the Boston Zoning Commission under authority of Chapter 665 of the Acts of 1956. These regulations, which became effective on December 31, 1964, superseded the original Zoning Act of June 5, 1924. The provisions of Chapter 143 of the General Laws, insofar as they are applicable to the City of Boston, are also administered by the Building Department. The department inspects and certifies all places of assembly such as stores, restaurants, taverns, dance halls, and places of similar occupancy accommodating fifty or more persons.

Also placed in the department by ordinances of the City Council, but not under the control or supervision of the Building Commissioner except in the matter of communicating with the Mayor and submitting annual reports of their activities, are the Board of Appeal, the Board of Examiners, the Board of Zoning Adjustment,\* and the Zoning Commission. Chapter 616 of the Acts

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\* The Board of Zoning Adjustment ceased to exist with the taking effect of the new zoning regulations formulated under Chapter 665 of the Acts of 1956, on December 31, 1964.

of 1955 established in the Building Department the Beacon Hill Architectural Commission, which Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the Historic Beacon Hill District. Reports of these Boards are incorporated herein.

Chapter 616 of the Acts of 1955, in order to promote the general welfare of the public and to maintain the area as a landmark in the history of architecture and as a tangible reminder of old Boston as it existed in the early days of the Commonwealth, created the Historic Beacon Hill District, bounded

“southerly by the northerly side line of Beacon street; westerly by a line parallel with and 150 feet distant westerly by the westerly side of Beaver street; northerly by Beaver place; easterly by Brimmer street; northerly again by Byron street; westerly again by a line parallel with and eighty feet distant westerly from the westerly side line of Charles street; northerly again by the southerly side line of Charles street; northerly again by the southerly side line of Revere street; westerly again by the westerly side line of Myrtle street; northerly again by the southerly side line of Myrtle street; and easterly again by the westerly side line of Hancock street and said side line extended southerly to Beacon street; excluding, however, from said area land of the Commonwealth and the estates numbered 26 to 88, inclusive, and 98 to 136, inclusive, on Myrtle street,”

in which no permit may be issued by the Building Department unless certificate of appropriateness or certificate of nonapplicability of the statute, issued by the Beacon Hill Architectural Commission, which was established under the act creating the historic district, or that no exterior architectural feature was involved, was on file in the office of the Building Commissioner.

The historic district was enlarged and extended by Chapter 315 of the Acts of 1958 to include a contiguous area bounded

“southerly by Byron street; westerly by Brimmer street; southerly again by Beaver place; westerly again

by Embankment road; northerly by Pinckney street; and easterly by a line parallel with, and eighty feet distant westerly from, the westerly line of Charles street."

Chapter 622 of the Acts of 1963 further enlarged and extended the district to include an area contiguous thereto bounded

"southerly by Myrtle street; including, however, the estate numbered 26 to 88, inclusive, and 98 to 136, inclusive, on Myrtle street; southerly by Revere street; westerly by the alley located to the rear of the estates numbered 130 to 140 Charles street; northerly by the northerly boundary line of the estates numbered 140 Charles street; and by said boundary line extended diagonally in an easterly direction across Charles street, to Putnam avenue; northerly by Putnam avenue; westerly by West Cedar street; northerly by Phillips street; easterly by the rear property lines of the estates numbered 79 to 61 West Cedar street; northerly and westerly by the northerly property lines of the estates located at the northerly ends of Bellingham place, Sentry Hill, and Goodwin place, and the northerly sideline of the estate numbered 37 Grove street; easterly by Grove street; northerly by Revere street; easterly by Irving street; but including the estates located on Rollins place,"

and also another contiguous area bounded

"northerly by a line parallel to and forty feet distant southerly from the southerly sideline of Cambridge street; easterly by Bowdoin street; southerly by Derne and Myrtle streets; westerly by Irving street; generally southerly by the northerly, easterly, and westerly boundaries of the area defined in section one B; southerly by Revere street; westerly and northerly by Embankment road; and northerly by Charles Street Circle, and including the estates located as 131 and 141 Cambridge street and 2-16 Lynde street."

Chapter 625 of the Acts of 1966, which became effective on December 1, 1966, created a "Back Bay Residential District" and established within the framework

of the Boston Redevelopment Authority a "Back Bay Architectural Commission" which is empowered to pass on all building construction and related matters within the district. The Building Commissioner may not grant permits for construction within the area unless the application therefor bears a certificate from the commission that no exterior architectural feature is involved or is accompanied by a certificate of design approval.

The "Back Bay Residential District" comprises the area bounded as follows:

"Westerly by the easterly side line of Charlesgate East; northerly by the southerly side line of Back street; easterly by the westerly side line of Embankment road; northerly by the southerly side line of Beacon street; easterly by the westerly side line of Arlington street; southerly by the northerly side lines of the public alleys between Newbury street and Commonwealth avenue, from Arlington street to the westerly side line of Massachusetts avenue, said lines being extended across intervening streets and Massachusetts avenue; westerly by the westerly side line of Massachusetts avenue; and southerly by the northerly side line of Newbury street."

Chapter 737 of the Acts of 1960 established statewide regulations relative to gas fitting in buildings throughout the Commonwealth. These regulations superseded the Boston Gas Fitting Regulations on February 1, 1961.

Chapter 168 of the Acts of 1962 transferred from the Building Department and placed in the Traffic Commission the licensing, supervision and control of all open-air parking spaces. This transfer became effective on July 1, 1962.

Chapter 623 of the Acts of 1962 amended Section 121 of the building code by repealing or revoking all provisions of the code relative to the examination and licensing of journeymen and master gas fitters and placing such powers and duties in a board established in the Massachusetts Department of Public Utilities by Chapter 737 of the Acts of 1960, effective October 3, 1962.

Under Chapter 143 of the General Laws, Section 71G, as amended by Chapter 616 of the Acts of 1963, effective November 5, 1963, the granting of licenses to operate elevators throughout the Commonwealth was placed under the jurisdiction of the Massachusetts Department of Public Safety.

The Building Code is at present in process of general revision, overhaul and updating. It is anticipated that the revised code will be finished about mid-1970.

A summary of the activities of the Building Department for the past year is included herein.

During the year great progress was made in revising, amending, and updating the Boston Building Code, Chapter 479 of the Acts of 1938 as amended.

It is expected that the work will be completed and the revised code will be available by midsummer.

CLASSIFICATION OF DEPARTMENT PERSONNEL  
(As effective on December 31, 1969)

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Quota	Title	Grade	Compensation
1	Building Commissioner . . . . .	R—	\$25,000 00
1	Supervising Structural Engineer . . . . .	R-21	392 00
3	Assistant Building Commissioner . . . . .	R-20	171 75-326 25
1	Assistant Civil Engineer . . . . .	R-19	326 25
1	Supervisor Electrical Inspections . . . . .	R-19	271 75
1	Supervisor, Construction and Safety In- spection . . . . .	R-17	271 75
3	Senior Administrative Assistant . . . . .	R-16	245 75
1	Chief Gas Fitting and Sprinkler In- spector . . . . .	R-16	210 75
2	Senior Mechanical Inspector . . . . .	R-16	210 75-245 75
1	Principal Legal Assistant. . . . .	R-16	190 75
1	Zoning Administrator . . . . .	R-16	190 75
1	Administrative Assistant . . . . .	R-15	221 50
3	Chief Building Inspector . . . . .	R-16	190 75-210 75
3	Chief Electrical Inspector . . . . .	R-15	216 00
1	Chief Elevator Inspector . . . . .	R-15	210 75
1	Chief Plumbing Inspector . . . . .	R-15	221 50
3	Chief Building Administrative Clerk . . . . .	R-14	181 50-200 50
1	Chief Egress Inspector . . . . .	R-14	200 50
2	Senior Legal Assistant . . . . .	R-14	149 25-200 50
1	Building Plan Examiner . . . . .	R-13	172 75
2	Head Administrative Clerk . . . . .	R-13	181 50
1	Senior Elevator Inspector . . . . .	R-13	156 75
6	Senior Building Inspector. . . . .	R-13	181 50
7	Senior Electrical Inspector . . . . .	R-13	171 50-258 50
2	Senior Gas Fitting and Sprinkler In- spector . . . . .	R-13	135 50
1	Senior Plumbing Inspector . . . . .	R-13	181 50
1	Assistant Zoning Administrator . . . . .	R-12	139 50
1	Building Construction and Repair In- spector . . . . .	R-12	172 75
31	Building Inspector . . . . .	R-12	129 50-172 75
10	Elevator Inspector . . . . .	R-12	129 50-142 00
12	Plumbing Inspector . . . . .	R-12	129 50-172 75
2	Exterior Electrical Inspector . . . . .	R-12	147 00-162 00



Quota	Title	Grade	Compensation
6	Gas Fitting Inspector . . . .	R-12	\$129 50-172 75
1	Head Clerk-Stenographer . . . .	R-12	172 75
15	Interior Electrical Inspector . . . .	R-12	140 00-170 00
1	Principal Cashier . . . . .	R-12	156 75
2	Senior Egress Inspector . . . . .	R-12	156 75
1	Sprinkler Inspector . . . . .	R-12	172 75
1	Street Numbering Inspector . . . .	R-12	172 75
3	Egress Inspector . . . . .	R-12	123 75-164 50
1	Egress Zoning Inspector . . . . .	R-12	164 50
1	Head Clerk . . . . .	R-12	164 50
1	Building Plan Storage Attendant . . .	R-8	142 50
6	Principal Clerk . . . . .	R-8	108-00-142 00
4	Senior Clerk-Typist . . . . .	R-2	99 75-118 25
1	Clerk-Stenographer . . . . .	R-2	87 75
2	Clerk-Typist . . . . .	R-2	99 50

The following is a statement showing by number, purpose, and estimated cost, the erection of new buildings and the alterations, repairs, additions, etc., of existing buildings for which applications were filed with the Boston Building Department during the

### Year Ending December 31, 1969

PURPOSE	NEW BUILDINGS		ALTERATIONS		TOTAL	
	Number	Cost	Number	Cost	Number	Cost
Amusement, recreation, theatres, halls, movies . . . . .	—	\$1,300,000	2	\$481,900	3	\$1,781,900
Churches, chapels, synagogues . . . . .	—	—	4	14,000	4	14,000
Dwellings, one-family . . . . .	49	862,100	597	327,500	646	1,189,600
Dwellings, two-family . . . . .	67	2,033,900	514	361,800	581	2,395,700
Dwellings, three-family . . . . .	1	268,000	740	1,460,000	741	1,728,000
Dwellings, with stores . . . . .	—	—	171	349,300	171	349,300
Dwellings, multifamily . . . . .	160	28,826,200	170	2,086,800	330	30,913,000
Multifamily, with stores . . . . .	—	—	48	2,183,600	48	2,183,600
Educational buildings, schools, colleges, academies, etc. . . . .	2	7,488,000	2	910,000	4	8,398,000
Garage and repair shops . . . . .	17	811,000	28	62,800	45	873,800
Hotel and club buildings . . . . .	3	15,580,000	3	107,000	6	15,687,000
Institutional buildings, hospitals, clinics, asylums . . . . .	3	2,704,000	7	26,945,000	10	29,649,000
Lodgings, dormitories, homes, convents, etc. . . . .	—	—	39	1,098,500	39	1,098,500
Manufacturing buildings, bakeries, laundries, workshops, etc. . . . .	—	—	23	2,053,700	23	2,053,700
Mercantile buildings, stores, salesrooms, and service stations, etc. . . . .	17	1,577,900	391	4,217,600	408	5,795,500
Office and bank buildings . . . . .	17	23,245,700	234	17,984,200	251	41,229,900
Public buildings . . . . .	6	2,590,000	—	2,981,400	10	5,571,400
Stables, kennels, etc. . . . .	—	—	4	—	—	—
Storage buildings . . . . .	5	104,600	34	372,200	39	476,800
Miscellaneous . . . . .	5	305,400	1	61,000	6	366,400
Total . . . . .	353	\$87,696,800	3,012	\$64,058,300	3,365	\$151,755,100

#### Month of December

Taxable . . . . . \$113,694,100  
 Non-taxable . . . . . 38,061,000

#### 12-Month Period

Taxable . . . . . 74.2%  
 Non-taxable . . . . . 25.8%

On January 1, 1969, there were (estimated) in the City of Boston:

Brick and other fire-resistive buildings . . .	44,490	
Buildings erected 1969 . . . . .	286	
	<u>          </u>	44,776
Buildings razed . . . . .		270
		<u>          </u>
Total brick and fire-resistive buildings on January 1, 1970 . . .		44,506
Wood buildings . . . . .	96,472	
Wood buildings erected . . . . .	67	
	<u>          </u>	96,539
Wood buildings razed . . . . .		394
		<u>          </u>
Total wood buildings (estimated) on January 1, 1970 . . . . .		96,145
Total of all buildings (estimated) on January 1, 1970 . . . . .		<u>140,651</u>

## Statement of Building Operations for the City of Boston for the Five Years Ending December, 1969

1969			1968			1967			1966			1965		
	Number	Cost		Number	Cost		Number	Cost		Number	Cost		Number	Cost
Type I, Fireproof.....	72	\$48,922,300		52	\$94,817,500		44	\$143,710,700		35	\$46,885,800		40	\$68,634,300
Type II, Semifireproof.....	22	1,065,800		14	21,345,500		33	10,557,800		24	5,237,300		53	15,200,400
Type III, Brick and wood.....	191	31,058,900		126	45,632,700		88	22,380,900		66	7,414,700		87	11,549,600
Type IV, Metal frame.....	1	1,400		22	1,303,500		34	318,800		23	232,600		31	812,900
Type V, Metal frame.....	67	6,648,200		166	4,531,000		267	1,338,600		159	1,787,200		202	3,413,400
Type VI, Wood frame.....														
Total new construction.....	353	\$87,696,800		381	\$167,630,200		466	\$178,806,800		307	\$61,597,600		413	\$99,610,600
Alterations, additions, etc.....	3,012	64,058,300		3,618	30,037,900		5,830	37,705,500		4,596	40,475,600		5,486	25,501,300
Total construction.....	3,365	\$151,755,100		3,999	\$197,668,100		6,296	\$216,512,300		4,903	\$102,073,200		5,899	\$125,111,900
Plumbing.....	1,694	\$6,343,400		2,335	\$5,798,900		2,945	\$6,312,600		2,495	\$5,721,300		3,322	\$8,800,300
Gasfitting.....	4,203	3,866,000		5,303	1,900,800		5,970	1,100,100		5,380	870,000		7,986	1,127,900
Heaters and boilers.....	1,280	620,900		1,877	1,987,700		1,490	1,990,200		1,340	1,879,200		1,944	672,500
Elevators, new freight.....	32	323,900		11	198,800		13	235,900		12	172,800		9	112,600
Elevators, new passenger.....	30	318,900		34	798,700		78	1,477,900		68	1,566,900		132	3,743,800
Elevators, alterations, freight.....	64	617,400		29	57,900		75	89,700		72	97,400		92	229,900
Elevators, alterations, passenger.....	59	620,900		16	178,900		134	776,700		125	628,700		168	662,400
Signs and projections.....	308	291,300		427	397,800		445	410,600		439	210,300		458	282,100
Fire escapes.....	—	—		—	—		—	—		—	—		3	1,400
Take-down, wood.....	394	382,100		374	475,300		455	411,100		433	385,100		544	469,600
Take-down, brick.....	270	269,400		271	634,900		349	667,700		327	756,000		266	869,500
Sprinklers.....	115	750,500		130	963,400		199	1,435,600		172	1,335,700		172	1,032,300
Excavations.....	—	—		—	—		14	27,800		13	34,600		14	4,700
Use of premises.....	71	—		32	—		34	—		29	—		24	—
Total.....	8,520	\$14,404,700		10,850	\$13,421,000		12,203	\$14,945,900		11,105	\$13,658,000		15,134	\$18,009,000
Total all work.....	11,885	\$166,159,800		14,849	\$211,089,100		18,499	\$231,458,200		16,008	\$115,731,200		21,033	\$143,120,900

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

### Twelve-Month Period

NUMBER OF FAMILY UNITS IN EACH BUILDING	1969		1968	
	Buildings	Families	Buildings	Families
1.....	49	49	97	97
2.....	67	134	24	48
3.....	—	—	1	3
4.....	—	—	8	32
Multi.....	161	2,498	126	4,226
Total.....	277	2,681	256	4,406

SUMMARY OF HOUSING CONSTRUCTION — YEAR 1969	
New habitations erected.....	277
Accommodations provided by new construction.....	2,681
Accommodations provided by alterations.....	123
Habitations razed.....	620
Accommodations eliminated by razing.....	2,250
Accommodations eliminated by alterations.....	76
Net change in number of habitations.....	—431
Net change in number of accommodations.....	+428

HABITATIONS RAZED AND ACCOMMODATIONS ELIMINATED	1969	
	Buildings	Families
One-family.....	} 620	2,250
Two-family.....		
Three-family.....		
Four-family.....		
Multi.....		

# **BUILDING OPERATIONS IN THE CITY OF BOSTON FOR YEAR ENDING DECEMBER 31, 1969**

	1969		1968	
	Number	Cost	Number	Cost
Type I, Fireproof.....	72	\$48,922,300	52	\$94,817,500
Type II, Semifireproof.....	22	1,065,800	19	21,345,500
Type IV, Brick and wood.....	191	31,058,900	126	45,632,700
Type V, Metal frame.....	1	1,600	22	1,303,500
Type VI, Wood frame.....	67	6,648,200	166	4,531,000
Total new construction.....	353	\$87,696,800	381	\$167,620,200
Alterations, additions, etc.....	3,012	64,058,300	3,618	30,037,900
Total construction.....	- 3,365	\$151,755,100	3,999	\$197,668,100
Increase (or decrease).....	- 634	- 45,913,000	- 2,297	- 18,844,200
Installations, etc.....	—	—	- 3,650	- 1,524,900
Total all work.....	11,885	\$166,159,800	14,849	\$211,089,100
Increase (or decrease).....	- 3,964	- 44,929,300		

— Denotes decrease

The following is a statement showing the number of new buildings erected for purposes of habitation together with the number of accommodations provided thereby, for which applications were filed with the Building Department of the City of Boston during the

### Five Calendar Years Ending December 31, 1969

NUMBER OF FAMILY UNITS IN EACH BUILDING	1969		1968		1967		1966		1965	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	49	49	97	97	234	234	127	127	106	106
2.....	67	134	24	48	49	98	15	30	71	142
3.....	1	8	1	3	—	—	2	6	—	—
4.....	160	2,490	8	32	—	—	—	—	—	—
Multi.....			126	4,226	45	1,485	36	1,129	77	3,178
Total.....	277	2,681	256	4,406	328	1,817	180	1,292	254	3,426
Estimated cost of housing construction	\$31,010,200		\$51,960,800		\$16,254,800		\$5,927,400		\$35,216,900	

Statement showing the number of habitations razed,  
together with the number of family accommodations  
eliminated by razing during the

### Five Calendar Years Ending December 31, 1969

NUMBER OF FAMILY UNITS IN EACH BUILDING	1969		1968		1967		1966		1965	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	620	2,250	52	52	34	34	35	35	38	38
2.....			50	100	184	368	136	272	187	374
3.....			280	840	333	999	347	1,041	353	1,059
4.....			15	60	61	244	85	340	71	284
5.....			25	155	—	—	4	20	6	30
Total.....	620	2,250	422	1,207	612	1,645	607	1,708	655	1,785



Following is a list of construction projects involving an outlay of \$100,000 or more for which applications were filed with the Building Department during the calendar year 1969.

### Construction Projects in 1969

	West End	243 Charles Street	Mass. Eye and Ear Infirmary
Hospital.....	City Proper	229-33 Washington Street	Carolina Corp.
Offices.....	South Boston	26 Gillette Park	Gillette Safety Razor Co
Power Plant.....	City Proper	34-36 Temple Place	Provident Institution for Savings
Bank Offices.....	Copley Square	196-200 Stuart Street	Boston Redevelopment Authority
Stores—offices—garage.....	City Proper	115 High Street	Travelers Insurance Co.
Bank—store-offices.....	South Boston	70 Northern Avenue	Pier 4, Inc.
Motel—restaurant.....	South End	Lenox Street area	4,500,000
Apartment—366.....	City Proper	100 School Street	3,487,136
Bank—offices.....	Roslindale	15-25 Lodge Way	3,000,000
Apartment—102.....	Back Bay	41 Belvidere Street	2,464,000
Telephone Exchange.....	Charlestown	Old Ironsides Way	2,100,000
Apartment—262.....	Park Square	543-47 Boylston Street	1,984,000
Bank—stores—office.....	Roxbury	Camden-Lenox area	1,950,000
Apartment—224.....	Roxbury	53 Parker Hill Avenue	1,909,000
Hospital.....	Hyde Park	95 Davison Street	Camfield, Inc.
Apartment—112.....	Brighton	105 Allston Street	Parker Hill Medical Center
Boys' Club.....	Back Bay	1134 Boylston Street	Boston Redevelopment Authority
Library.....	South End	540 Albany Street	West End Boys' Club
Flower Market.....	West End	20 Derne Street	Mass. Historical Society
University Building.....	Brighton	170-240 North Harvard Street	Boston Flower Exchange
Apartment—52.....	Roslindale	100 Tremont Street	Suffolk University
Apartment—garage.....	Brighton	Dr. Mary Beatty Way	Charlesview, Inc.
Apartment—44.....	Brighton	5-41 Heffernan Street	Charlesview, Inc.
Apartment—44.....	Back Bay	11 Miner Street	Edward L. Britt
Apartment—46.....	Brighton	51-55 Heffernan Street	Charlesview, Inc.
Apartment—36.....	South Boston	647 Summer Street	E Street Association
Stores—offices.....			750,000
			\$24,000,000
			18,000,000
			11,240,000
			6,100,000
			6,100,000
			5,900,000
			4,500,000
			3,487,136
			3,000,000
			2,464,000
			2,100,000
			1,984,000
			1,950,000
			1,909,000
			1,700,000
			1,433,100
			1,300,000
			1,250,000
			1,216,000
			900,000
			873,000
			853,489
			850,000
			844,000
			816,500
			814,000

Apartments—102.....New	Charlestown	Thompson Square	Boston Redevelopment Authority	\$736,500
Paper Mill.....Alterations	Hyde Park	844-912 River Street	Tileston & Hollingsworth	700,000
Paper Mill—9.....Alterations	Hyde Park	854-912 River Street	Tileston & Hollingsworth	687,000
Blood Center.....Alterations	Roxbury	812 Huntington Avenue	American Red Cross	650,000
Apartments—26.....New	Brighton	62-80 Stadium Place	Charlesview, Inc.	612,400
Apartments—Garage—28.....New	West Roxbury	1000 Veterans Foreign Wars	1000 Corp.	600,000
Office.....Alterations	City Proper	185 Franklin Street	N. E. Tel. & Tel. Co.	578,000
Hospital.....Alterations	Dorchester	70 Cushing Avenue	St. Margaret's Hospital	500,000
Apartments—22.....New	South End	705-761 Tremont Street	Tremont Homes, Inc.	500,000
Garage-Offices.....New	South Boston	647 Summer Street	E Street Association	500,000
School.....New	Brighton	Harvard Way	Harvard College	488,000
Nursing Home.....New	Dorchester	751 Washington Street	Roberts Realty	360,000
Hospital.....Alterations	Brighton	726 Cambridge Street	St. Elizabeth's Hospital	350,000
Y. M. C. A. Building.....Addition	West Roxbury	155 Bellevue Street	Boston Y. M. C. A.	350,000
Stores—offices.....Addition	West Roxbury	1580 Veterans Foreign Wars	Robert Hauffner	322,000
T. V. Studio.....New	Dorchester	75 Wm. T. Morrissey Boulevard	Kaiser Globe Broadcast Corp.	312,000
Nursing Home.....Addition	Dorchester	33 Coffey Street	Woodhaven Nursing Home	300,000
Nursing Home.....Addition	Dorchester	45 Coffey Street	Bay Haven Nursing Home	300,000
Freight Terminal.....New	West Roxbury	151 Rivermoor Street	Yellow Equip. Terminal	300,000
Apartments 32.....New	Mattapan	51 Fremont Street	Deb Realty	250,000
Stores.....Alterations	Back Bay	800 Boylston Street	Prudential Insurance Co.	250,000
Stores-arena.....Alterations	West End	80-140 Causeway Street	Boston Garden Corp.	250,000
Apartments—32.....New	Brighton	141 Faneuil Street	McLaughlin & Creedy	250,000
Stores-offices.....Alterations	City Proper	120 Tremont Street	M. B. K. Realty	250,000
Publishing Plant.....Alterations	Back Bay	1 Norway Street	First Church of Christ, Scientist	250,000
Stores-offices.....Alterations	City Proper	34-36 Cornhill	Sea & Surf Restaurant	250,000
Stores.....Addition	West Roxbury	West Roxbury Parkway	Parkway Realty Trust	250,000
Stores-offices.....Alterations	City Proper	1-13 Union Street	Boston North Realty	250,000
Stores.....New	Jamaica Plain	290-294 Centre Street	George & Saul Selby	233,000
Apartments—24.....New	Hyde Park	976 River Street	Harry & Robert Mitchell	215,000
Sports Arena.....Alterations	West End	80-140 Causeway Street	Boston Garden Corp.	210,000
Apartments—24.....New	Roslindale	99 Metropolitan Avenue	City of Boston	200,000
Apartments—23.....New	Dorchester	61 Old Morton Street	Peter Amari	200,000

Offices.....	South Boston	320-330 Mt. Vernon Street	City of Boston	\$200,000
Hospital.....	West End	243 Charles Street	Mass. Eye and Ear Infirmary	200,000
Apartment—23.....	Brighton	96 Sutherland Road	Pagnani & Stisi	194,000
Hospital.....	Roxbury	91 Parker Hill Avenue	N. E. Baptist Hospital	190,000
Apartment—10.....	Roxbury	2000 Columbia Avenue	Boston Redevelopment Authority	183,245
Apartment—12.....	Brighton	128-140 North Harvard Street	Charlesview, Inc.	165,375
Apartment—12.....	Jamaica Plain	22-24 Nira Road	City of Boston	164,824
Sports Arena.....	West End	80-140 Causeway Street	Boston Garden Corp.	169,000
Synagogue.....	West End	55 Martha Road	Congregation Amadrad Aguda	160,000
Bank-offices.....	Back Bay	573-575 Boylston Street	Copley Realty Trust	160,000
Apartment—33.....	Back Bay	566 Commonwealth Avenue	Harold Brown	150,000
Hospital.....	South End	818 Harrison Avenue	City of Boston	150,000
Meat Process Plant.....	Roxbury	301 Southampton Street	Armour & Co.	144,000
Apartment.....	Jamaica Plain	612 Hyde Park Avenue	James Hickman	141,450
Hospital.....	South End	750 Harrison Avenue	University Hospital	140,000
Apartment—8.....	Roxbury	25 Dale Street	Boston Redevelopment Authority	131,000
Sports Arena.....	West End	80-140 Causeway Street	Boston Garden Corp.	130,000
Apartment-office—7.....	Hyde Park	684 Hyde Park Avenue	Charles Lowney	125,000
Apartment—12.....	Charlestown	333-337 Main Street	Boston Redevelopment Authority	121,249
Apartment—8.....	Dorchester	25 Deer Street	City of Boston	121,000
Apartment—8.....	Dorchester	45 Deer Street	City of Boston	121,000
Apartment—8.....	Dorchester	48 Harvard Street	City of Boston	121,000
Apartment—8.....	Dorchester	6 Claridge Terrace	City of Boston	121,000
Apartment—8.....	Dorchester	23 Woodside Avenue	City of Boston	121,000
Apartment—12.....	Dorchester	8 Oakhurst Street	City of Boston	121,000
Apartment—8.....	Dorchester	23 Woodlawn Avenue	City of Boston	121,000
Apartment—8.....	Dorchester	23 Woodside Avenue	City of Boston	121,000
Post Office.....	Brighton	45 Harvard Avenue	Saul Coppelman	120,000
Theatre.....	City Proper	333-337 Washington Street	Beacon Hill Theatre	120,000
Apartment—15.....	Jamaica Plain	19 Pond Street	Pond Street Realty	115,000

Apartment—8.....New	Roxbury	70 Fisher Avenue	City of Boston	\$114,972
Apartment—8.....New	Dorchester	5 Claridge Terrace	City of Boston	114,972
Apartment—8.....New	Dorchester	4 Ripley Road	City of Boston	114,972
Apartment—8.....New	Dorchester	44 Moseley Street	City of Boston	110,000
Apartment—16.....New	Brighton	57 Linden Street	Harold Brown	110,000
Apartment—10.....New	Charlestown	35 Portsmouth Street	N. C. Trust	109,894
Apartment—8.....New	Dorchester	60 Chappie Street	City of Boston	109,894
Apartment—8.....New	Hyde Park	4 Franklin Street	City of Boston	109,894
Apartment—8.....New	Dorchester	25 Highfield Road	City of Boston	109,694
Apartment—8.....New	Roxbury	59 Linden Street	City of Boston	109,084
Apartment—8.....New	East Boston	130 Humboldt Avenue	Boston Redevelopment Authority	103,576
Apartment—8.....New	Roxbury	239 Trenton Street	City of Boston	103,576
Apartment—8.....New	Dorchester	Martin L. King Drive	Boston Redevelopment Authority	103,576
Apartment—8.....New	Dorchester	15 Deer Street	City of Boston	103,576
Apartment—8.....New	Dorchester	190 Sydney Street	City of Boston	103,576
Apartment—8.....New	Roxbury	78 Holworthy Street	Boston Redevelopment Authority	100,000
Apartment—8.....New	City Proper	293-297 Franklin Street	Geisha House	100,000
Apartment—8.....New	Roslindale	Dr. Mary Beatty Way	Boston Redevelopment Authority	100,000
Apartment—8.....New	North End	210-212 Commercial Street	Bernard Snierson	100,000
Apartment—8.....New	Jamaica Plain	2992-3002 Washington Street	John Hartley	100,000

NUMBER OF DOCUMENTS AND FEES RECEIVED BY THE BUILDING  
DEPARTMENT—JANUARY 1 TO DECEMBER 31, 1969

	Documents	Fees
New documents . . . . .	421	\$330,557 50
Elevator . . . . .	175	2,915 00
Alterations . . . . .	4,235	266,740 50
Electrical inspections . . . . .	5,650	221,586 42
Elevator inspections . . . . .	2,216	66,855 00
Plumbing, old . . . . .	1,567	8,226 50
Plumbing, new . . . . .	141	4,179 50
Heating, boilers, generators, etc. . . . .	1,289	3,486 00
Gas, old . . . . .	4,102	10,513 00
Gas, new . . . . .	128	1,055 00
Sprinklers . . . . .	120	11,171 00
Board of Appeal . . . . .	406	36,075 00
Amendments . . . . .	91	7,499 00
Foundations . . . . .	36	1,800 00
Law books . . . . .	948	3,054 25
Pamphlets . . . . .	272	255 75
Class B, garages . . . . .	30	1,814 00
Class C, inflammables . . . . .	43	5,581 00
Welders . . . . .	17	425 00
Duplicate permits, etc. . . . .	32	32 00
Plans, photo, certified copy . . . . .	1,151	3,087 50
Totals . . . . .	<u>23,070</u>	<u>\$926,908 92</u>

## SUMMARY OF ACCIDENTS AND REPORTS, 1969

## Gas accidents:

Fatal	.	.	.	.	.	.	.	.	.	.	0
Nonfatal	.	.	.	.	.	.	.	.	.	.	0

## Elevator accidents:

Fatal	.	.	.	.	.	.	.	.	.	.	2
Nonfatal	.	.	.	.	.	.	.	.	.	.	23

Escalator accidents . . . . . 115

Building accidents — special reports . . . . . 4

Complaints made —	{	violations	.	.	.	.	.	.	785
		unsafe buildings	.	.	.	.	.	.	842

Communications acted on . . . . . 1,237

Complaints referred to court for prosecution . . . 1,275

## ELECTRICAL INSPECTION DIVISION

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No.	1969
1	Inspections made — interior . . . . . 30,228
2	Inspections made — exterior . . . . . 4,412
3	Manholes constructed . . . . . 103
4	Underground services installed . . . . . 818
5	Poles set in new locations . . . . . 879
6	Poles standing in public ways . . . . . 22,244
7	Poles removed . . . . . 588
8	Notices of overhead construction . . . . . 4,450
9	Notices of underground construction . . . . . 945
10	Reports of overhead construction . . . . . 975
11	Reports of underground construction . . . . . 940
12	Vaults installed in public ways and customers' vaults . . . . . 14
13	Underground conduits installed — number of linear feet . . . . . 138,941
14	Accident reports investigated — exterior . . . . . 920
15	Board and nursery homes inspected . . . . . 54
16	Hospitals inspected . . . . . 70
17	Nursing schools or day care agencies inspected . . . . . 40
18	Foster homes and rest homes inspected . . . . . 15
19	Medical schools inspected . . . . . 15
20	Miscellaneous . . . . . 10
21	Fires investigated (fire chief permits) . . . . . 40
22	Permits granted for electrical work — interior . . . . . 2,725
23	Complaints received and investigated . . . . . 690
24	Grants of location approved . . . . . 392
25	Plans loaned to utility companies . . . . . 19
26	Underground installations completed, 110,000 volts, Carver Street, K Street, New Marginal Road, Broadway, Tremont Street, Charles Street, Beverly Street, Causeway Street.

CITY OF BOSTON — BUILDING DEPARTMENT  
SUMMARY REPORT OF INSPECTIONS  
YEAR ENDING DECEMBER 31, 1969

DIVISION	REASONS FOR INSPECTIONS												TOTAL
	A	B	C	D	E	F	G	H	I	J	K	L	
Construction I.....	281	8,596	614	9	79	39	77	—	—	—	—	—	9,695
Construction II.....	32	5,089	101	131	8	28	—	—	—	—	—	—	5,388
Construction III.....	736	2,152	2,300	—	—	—	—	—	—	—	—	—	5,188
Egress.....	989	2,129	102	—	4,961	83	—	—	19	7	—	—	6,290
Electrical.....	6,463	25,740	193	—	503	63	—	492	8	—	—	23	33,485
Elevators.....	5,492	7,329	418	—	2,221	389	277	3,685	38	28	23	301	13,563
Gas Fitting.....	3,875	7,380	525	300	184	—	—	2,110	—	—	—	—	14,924
Plumbing.....	1,350	6,239	253	7	—	—	344	23	—	—	—	—	8,256
Sprinklers.....	113	220	70	106	—	—	—	—	—	—	—	—	514
Total.....	19,526	55,854	4,446	527	8,062	944	377	6,317	66	35	25	324	96,703
Zoning.....	—	—	—	—	—	—	—	—	—	—	—	—	7,430
Plans.....	—	—	—	—	—	—	—	—	—	—	—	—	10,700
Fires.....	—	—	—	—	—	—	—	—	—	—	—	—	626
Grand Total.....	19,526	55,854	4,446	527	8,062	944	377	6,317	66	35	25	324	115,521

EXPLANATION OF TERMS

"Reason for Inspection" Column  
A—Application: inspection of site or premises conditional to issuance of a permit.  
B—Job Visit: inspection of work being done under a permit issued by the Department.  
C—Complaint inspection of premises in response to a complaint referred by the Enforcement Section.  
D—Correction of Violation: follow-up inspection to determine whether previously reported violation has been corrected or whether order of the court has been complied with.  
E—Annual or other periodic inspection: inspections required by law on a schedule basis or upon which other action such as the issuance of a license or certificate is conditioned.  
F—Random or chance inspection: an inspection initiated by an inspector because of apparent deficiencies or violations observed in passing.  
G—Special programed inspection: comprehensive or blanket inspection of an area or class of buildings in accordance with previously determined plans and schedules — i.e., day care agencies.  
H—Test: an inspection in conjunction with the testing of the functional performance and safety of a particular facility such as an elevator.  
I—Fire and other catastrophe: inspection to determine resulting hazardous conditions and code violations.  
J—  
K—  
L—Other: inspection initiated by the Department, City, State or other jurisdiction for a purpose other than those specified above.



## FINANCIAL REPORT, 1969 — EXPENDITURES

## 1. PERSONAL SERVICES:

10. Permanent employees . . . . .	\$1,252,962 00
12. Overtime . . . . .	10,092 00
	<hr/>
	\$1,272,054 00

## 2. CONTRACTUAL SERVICES:

21. Communications . . . . .	\$1,606 00
27. Repairs and servicing of equipment . . . . .	77 00
28. Travel expenses . . . . .	41,565 00
29. Other contractual services . . . . .	448,849 00
	<hr/>
	\$492,097 00

## 3. SUPPLIES AND MATERIALS:

36. Office supplies and materials . . . . .	\$12,093 00
39. Other operating supplies and materials . . . . .	49 00
	<hr/>
	\$12,142 00

## 4. CURRENT CHARGES AND OBLIGATIONS:

49. Dues, subscriptions, and licenses, etc. . . . .	\$108 00
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## 5. EQUIPMENT

59. Library . . . . .	\$96 00
56. Office Furniture and Equipment . . . . .	15,344 00
59. Miscellaneous Equipment . . . . .	58 00
	<hr/>

Grand Total . . . . . \$1,789,895 00

Appropriation . . . . .	\$13,492 00
Department income . . . . .	\$926,908 32
Unsafe buildings razed by city . . . . . 194	\$386,209 79
Unsafe buildings shored by city or otherwise secured against trespass . . . . . 39	<hr/> 25,917 34

Total expenditure for shoring, se-  
curing, and razing . . . . . \$412,127 13

THE HONORABLE KEVIN H. WHITE,  
*Mayor of Boston.*

DEAR MR. MAYOR:

This report for the year 1969 is the fifteenth annual report of the Beacon Hill Architectural Commission; and in accordance with the provisions of Chapter 616 of the Acts of 1955 as amended, it is submitted herewith through the Building Commissioner.

The Commission is responsible for passing on the appropriateness of all changes in the exterior features of all buildings within the Historic Beacon Hill District. Twelve meetings were held during the year. Fees received for Certificates of Appropriateness were \$190. Cases disposed of were as follows:

1. Certificates of Appropriateness issued . . . . .	44
2. Applications rejected . . . . .	12
3. Applications withdrawn . . . . .	3
4. Applications held over . . . . .	5
5. Certificates of Nonapplicability issued . . . . .	31
6. Approved for ordinary repairs . . . . .	9
7. Advisory opinions given . . . . .	6
	<hr/> 140

Cases processed during the fifteen years of the Commission's operation total 1,714.

The following changes in personnel have been recorded since last year:

<i>Member</i>	<i>Nominated By</i>	<i>Term Ends</i>
Joseph L. Eldredge .	The Mayor . . . . .	May 1, 1970
James D. McNeely .	Society for the Preservation of New England Antiquities . . . . .	May 1, 1974
John P. Bennett .	Boston Society of Architects . . . . .	May 1, 1973
Ralph G. Boyd .	Beacon Hill Civic Association . . . . .	May 1, 1971
John Codman .	Boston Real Estate Board . . . . .	May 1, 1972

The alternate members of the Commission authorized by Section 1 of Chapter 429 of the Acts of 1965 are as follows:

<i>Alternate Member</i>	<i>Nominated By</i>	<i>Term Ends</i>
Benjamin Cook .	The Mayor . . . . .	May 1, 1970
Harriet Ropes Cabot .	Society for the Preservation of New England Antiquities . . . . .	May 1, 1974
George Notter, Jr. .	Boston Society of Architects . . . . .	May 1, 1973
Alex McIntyre .	Beacon Hill Civic Association . . . . .	May 1, 1971
Frederick W. Lord .	Boston Real Estate Board . . . . .	May 1, 1972

The newly appointed officers for 1969-1970 are as follows:

Joseph L. Eldredge, *Chairman*

Ralph G. Boyd, *Vice Chairman*

Richard L. Granara, Jr., *Secretary*

The results of the Charles Street Project have begun to be felt. Several chronic conditions have been corrected in response to official encouragement from the city. Shop owners are aware of the compliments received from their customers.

As co-host to the National Conference on Architectural Review, Landmarks, and Historic Districts, our Commission has had an opportunity to review its own procedures and problems in a broader context. I am pleased to report that we compare favorably with similar districts, and enjoy no little prominence from the leadership of our past Chairman, Mr. John Codman. There is no question in my mind that these emerging forms of architectural review and environmental controls will play an increasing part in determining the shape and character of our cities.

There is increasing tendency to combine historic and architectural controls with new forms of zoning inducements to optimize the social value of the economic motivation of private development. Because the techniques of control are being broadened to incorporate a variety of amenities affecting the quality of urban life, I believe that the process can become a truly democratic institution.

Finally, throughout the conference it became quite obvious that Boston was the ideal location to demonstrate this. The success of the Government Center (which would not have been possible without a sound review process) and the promise of programs now in progress (such as Faneuil Hall, Old City Hall, Back Bay Task Force) had a profound effect on the many professionals who would like to achieve similar results in their own communities. I was particularly pleased with the favorable comments of those who represented the Federal Government programs through the Department of the Interior, and the National Trust. This cannot but reflect favorably on the vision and good judgment which your Honor has exercised in sponsoring this conference.

Very truly yours,

JOSEPH L. ELDREDGE, *Chairman.*

## ELEVENTH ANNUAL REPORT

OF THE

## ZONING COMMISSION

FOR THE YEAR ENDING DECEMBER 31, 1969

HONORABLE KEVIN H. WHITE,  
*Mayor of Boston*

DEAR SIR:

The Zoning Commission submits herewith, in accordance with Section 25, Chapter 3, Revised Ordinances of 1961, its eleventh annual report, containing a statement of its acts and doings along with its receipts and expenditures for the year ending December 31, 1969.

During the year the following appointments were made to the Commission: Alfred Gross, upon nomination by the Master Builders' Association, was appointed for the term ending May 1, 1971. Following confirmation by the City Council, he appeared before the City Clerk under date of January 17, 1969, and was duly sworn as such officer. Richard F. Battles, upon nomination by the Boston Society of Civil Engineers, was appointed for the term ending May 1, 1969. Following confirmation by the City Council on April 14, 1969, he appeared before the City Clerk under date of April 22, 1969, and was duly sworn as such officer. Melvin B. Miller, upon nomination by the Greater Boston Chamber of Commerce, was appointed for the term ending May 1, 1972. Following confirmation by the City Council on September 8, 1969, he appeared before the City Clerk under date of October 15, 1969, and was duly sworn as such officer. Louis P. Leonard, upon nomination by the Mayor, was appointed for the term ending May 1, 1971. Following confirmation by the City Council on April 28, 1969, he appeared before the City Clerk under date of May 13, 1969, and was duly sworn as such officer. Vincent DiNunno, upon nomination by the International Labor Union, was appointed for the term ending May 1, 1971. Following confirmation by the City Council on December 22, 1969,

he appeared before the City Clerk under date of January 2, 1970, and was duly sworn as such officer.

Mr. Joseph Smith, a Mayor's appointee, tendered his resignation in September, 1969.

### ANNUAL MEETING

In compliance with the provisions of Section 9, Chapter 3 of the Revised Ordinances of 1961, the Commission held its annual organization meeting on May 13, 1969, when the following officials were elected:

MR. RICHARD B. FOWLER, *Chairman\**

MR. ALFRED GROSS, *Vice-Chairman\**

MISS RAPHAELA DiPIETRO, *Secretary\**

The following appointments were also made:

MR. JOSEPH J. BERLANDI, *Advisor\**

MRS. DOROTHEA P. LYNCH, *Assistant Secretary\**

\* Reelected or reappointed.

### LEGISLATION

During the year there were no changes made in the Zoning Law by the Legislature.

Public hearings, executive sessions, and inspection trips were held as found necessary, the staff of the Boston Redevelopment Authority rendering such assistance as was essential in the way of investigations, field surveys, drafting, and secretarial work. A detailed record of the proceedings has been filed in the office of the Commission. This record is open to public inspection and notice of decision has been mailed to all parties in interest.

Following is a summary of action taken on applications received during the year.

TABLE I  
MAP AMENDMENT APPLICATIONS

PENDING AT END OF 1968

MAP  
AMENDMENT APPLICATION  
No.

MAP AMENDMENT No.	Disposition	Map Amend- ment No.	Date
61 West Roxbury . . . . .	Pending		1/28/69
62 Charlestown . . . . .	Granted	56	4/8/69
63 South Boston . . . . .	Denied		
64 South End-Urban . . . . .			
Renewal Area . . . . .			
65 Charlestown . . . . .	Pending	51	1/28/69
66 South End . . . . .	Granted	57	4/24/69
67 Boston . . . . .	Granted	52	1/28/69
68 Boston . . . . .	Granted	53	1/28/69
69 Roslindale . . . . .	Granted	58	4/24/69
70 South End-Urban . . . . .			
Renewal Area . . . . .	Granted	54	1/28/69
71 South Cove-Urban . . . . .			
Renewal Area . . . . .	Granted	55	1/28/69
72 West Roxbury . . . . .	Denied		5/13/69
RECEIVED DURING 1969			
73 Charlestown . . . . .	Granted	59	4/24/69
74 Roxbury . . . . .	Granted	61	6/4/69
75 Charlestown . . . . .	Granted	62	6/14/69
76 Roxbury . . . . .	Granted	60	6/3/69
77 Roxbury . . . . .	Pending		
78 Boston . . . . .	Granted	64	7/19/69
79 Boston . . . . .	Granted	65	7/19/69
80 Boston . . . . .	Granted	63	6/17/69
81 Boston . . . . .	Granted		
82 West Roxbury . . . . .	Denied		8/28/69
83 Brighton . . . . .	Granted	66	9/13/69
84 Dorchester . . . . .	Pending		
85 Dorchester . . . . .	Denied		8/28/69

86	Hyde Park.....	Change from R-5 to M-1 (less restrictive).....	Denied	8/23/69
87	West Roxbury.....	Change from S-5 to H-2 (less restrictive).....	Denied	10/15/69
88	East Boston.....	Change from W-2 to W-2D (less restrictive).....	Granted	12/26/69
89	West Roxbury.....	Change from L-5 and S-5 to H-2 (less restrictive).....	Withdrawn	11/19/69
90	Roxbury.....	Change from H-1 to B-1 (less restrictive).....	Granted	12/6/69
91	Fenway.....	Change from B-2 to B-4U (less restrictive).....	Granted	12/6/69
92	Fenway.....	Change from B-2 to B-4U (less restrictive).....	Granted	12/6/69
93	Roxbury.....	Change from M-1 to M-2 (less restrictive).....	Granted	1/24/70
94	West Roxbury.....	Change from L-5 and S-5 to R-8 (less restrictive).....	Denied	1/21/70
95	Hyde Park.....	Change from S-3 to H-2 (less restrictive).....	Denied	1/21/70
96	Charlestown.....	Change from H-1 to H-1U (less restrictive).....	Granted	1/24/70
97	Dorchester.....	Change from R-5 to B-1 (less restrictive).....	Pending	
PENDING AT END OF YEAR				
97	Dorchester.....	Change from R-5 to B-1 (less restrictive).....		
61	West Roxbury.....	Change from S-3 to Subdistrict "D" (less restrictive).....		
64	South End-Urban			
	Renewal Area.....	Change 21 parcels of land to various U zones (less restrictive).....		
77	Roxbury.....	Establish a B-2 district.....		
78	Boston.....	Change from M-1 to H-3U (less restrictive).....		
84	Dorchester.....	Change from R-5 to L-5 (less restrictive).....		

Disposition

Filed 5/31/69

TABLE II  
TEXT AMENDMENT APPLICATIONSReceived During 1969  
TEXT AMENDMENT APPLICATION  
No.

13 Amended the table in Section 8-7, Use Item 58 re Parking Lot.

TOTAL APPLICATIONS RECEIVED — 1969

25 Map Amendment Applications

1 Text Amendment Application — Total 26

S = Single Family  
R = General Residence  
H = Apartments  
L = Local Business  
B = General Business  
M = Restricted Manufacturing

I = General Industrial  
W = Waterfront Industrial  
PDA = Planned Development Area  
U = Urban Renewal Area  
Number = Floor Area Ratio

## COMMISSION MEMBERSHIP

RICHARD B. FOWLER, *Chairman*ALFRED GROSS, *Vice-Chairman*

<i>Members</i>	<i>Term Ending</i>
Joseph Lyons, Mayor's Selection . . . . .	May 1, 1970
Richard B. Fowler, Greater Boston Real Estate Board . . .	May 1, 1970
Alfred Gross, Master Builders' Association of Boston . . . .	May 1, 1971
Theodore W. Paul, Massachusetts Motor Truck Association, Inc. . . . .	May 1, 1971
Melvin B. Miller, Greater Boston Chamber of Commerce . .	May 1, 1972
John N. Philips, Associated Industries of Massachusetts . . .	May 1, 1970
Thomas J. McIntyre, Greater Boston Labor Council . . . . .	May 1, 1970
Stanley Underhill, Boston Society of Landscape Architects . .	Holdover
Richard Battles, Boston Society of Civil Engineers . . . . .	May 1, 1972
Louis P. Leonard, Mayor's Selection . . . . .	May 1, 1971
Vincent DiNunno, Mayor's Selection . . . . .	May 1, 1971

## FINANCIAL STATEMENT

Appropriation — 1969 . . . . . \$5,000 00

## EXPENDITURES

10 Personal Services . . .	\$1,000 00	
29 Contractual Services . . .	2,652 05	
36 Supplies and Materials . . .	414 50	
21 Communications . . .	—	
28 Transportation . . .	—	
	<hr/>	4,242 95
Balance unexpended . . . . .		<hr/> \$757 05

## Income — 1969

Twenty-six (26) applications at \$50 filing fee . . . . .	\$1,300 00
(Checks deposited with the Col- lector-Treasurer of the City of Boston) . . . . .	\$1,300 00

Respectfully submitted,

RICHARD B. FOWLER, *Chairman*RAPHAELA DIPiETRO, *Secretary*



## BOARD OF APPEAL

The Board of Appeal, established in accordance with section 117 of Chapter 479, Acts of 1938, as amended, and Chapter 665, Acts of 1956, as amended, in its functioning may vary the provisions of the acts referred to it in specific cases which appear to them not to have been contemplated by these acts, although covered by it, or in cases where manifest injustice is done, provided that the decisions of the Board in such a case shall have the assent of four members under the Zoning and Building Codes and shall not conflict with the spirit of any provision of said acts.

The following is a statistical summary of the work of this department for the year 1969.

*In re* Building Law, Chapter 479, Acts of 1938, as amended:

Decisions rendered . . . . .	27
Appeals received . . . . .	26
Decisions rendered also <i>in re</i> cases carried over from 1968	15
Appeals sustained . . . . .	11
Appeals sustained with provisos . . . . .	15
Appeals dismissed . . . . .	1
Appeals withdrawn . . . . .	0
Appeals pending . . . . .	15

*In re* Zoning Law, Chapter 665, Acts of 1956, as amended:

Decisions rendered . . . . .	236
Appeals received . . . . .	394
Decisions rendered also <i>in re</i> cases carried over from 1968	96
Appeals sustained . . . . .	73
Appeals sustained with provisos . . . . .	118
Appeals dismissed . . . . .	43
Appeals withdrawn . . . . .	2
Appeals pending . . . . .	158

Very truly yours,  
 For the Board of Appeal,  
 CHARLES F. SPILLANE, *Secretary*

## BOARD OF EXAMINERS

The Board of Examiners was created by city ordinance in 1913 and reestablished under legislative act in 1938. The Board acts upon applications of persons desiring to be licensed in Boston as construction superintendents, approving or rejecting said applications under certain rules and regulations adopted as procedure by the Board. The members are appointed by the Mayor and are delineated under the ordinances as an architect or engineer, a contractor or mechanic, and a lawyer or a person with legal qualifications.

During 1969 the Board heard 5 complaint cases. Of these 2 were put on probation, 1 suspended indefinitely, 1 dismissed, and 1 postponed.

Following is a table of 1969 activities:

Applications received and processed . . . . .	168	
Applications approved and issued . . . . .	139	
Applications approved and not issued . . . . .	2	
Applications rejected . . . . .	18	
Applicants absent . . . . .	9	
New licenses . . . . .	15	\$375 00
New licenses and reissues . . . . .	120	1,800 00
New licenses and reissues . . . . .	131	1,310 00
Renewals . . . . .	957	9,570 00
Renewals . . . . .	1,289	3,867 00
		<hr/>
Total receipts . . . . .		\$16,922 00
Total licenses . . . . .	2,512	

Respectfully submitted,

EDWINA S. CARTY, *Executive Secretary,*  
*Board of Examiners.*



